



# RARE FREESTANDING RETAIL BUILDING

+/- 18,228 SF BLDG on 2.2 AC LOT

333

E. FOOTHILL BLVD.  
RIALTO, CA 92376

FOR SALE





## PROPERTY DESCRIPTION

Property Address	333 E. Foothill Blvd. Rialto, CA 92376
County	San Bernardino
Year Built	1955 / Under Renovation
No. of Buildings	1
Building Area	± 18,228 SF
Land Area	± 95,832 SF (2.2 AC)
Building Height	18'
Land Dimensions	330' x 291'
No. of Parking Spaces	± 116
APN	0130-051-28
Zoning	C-P (Commercial Pedestrian) Foothill Blvd Specific Plan

## INVESTMENT HIGHLIGHTS

- Hard to Find Freestanding Building on Expansive 2.2 AC Lot.
- Located on Historic Route 66 along Foothill Blvd with Over 28,000 vpd.
- Great Visibility with Frontage of 330' on Foothill Blvd.
- 2.5 Miles from the Interstate 10 & 3.5 Miles from the 215 Freeway.
- Strong Commercial Corridor adjacent to a Bank of America and a Planned Car Wash Development.
- Ample Parking with approximately 116 spaces.



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**333**  
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**STATER BROS.**  
markets.



**UPCOMING CAR WASH**



FOOTHILL BLVD

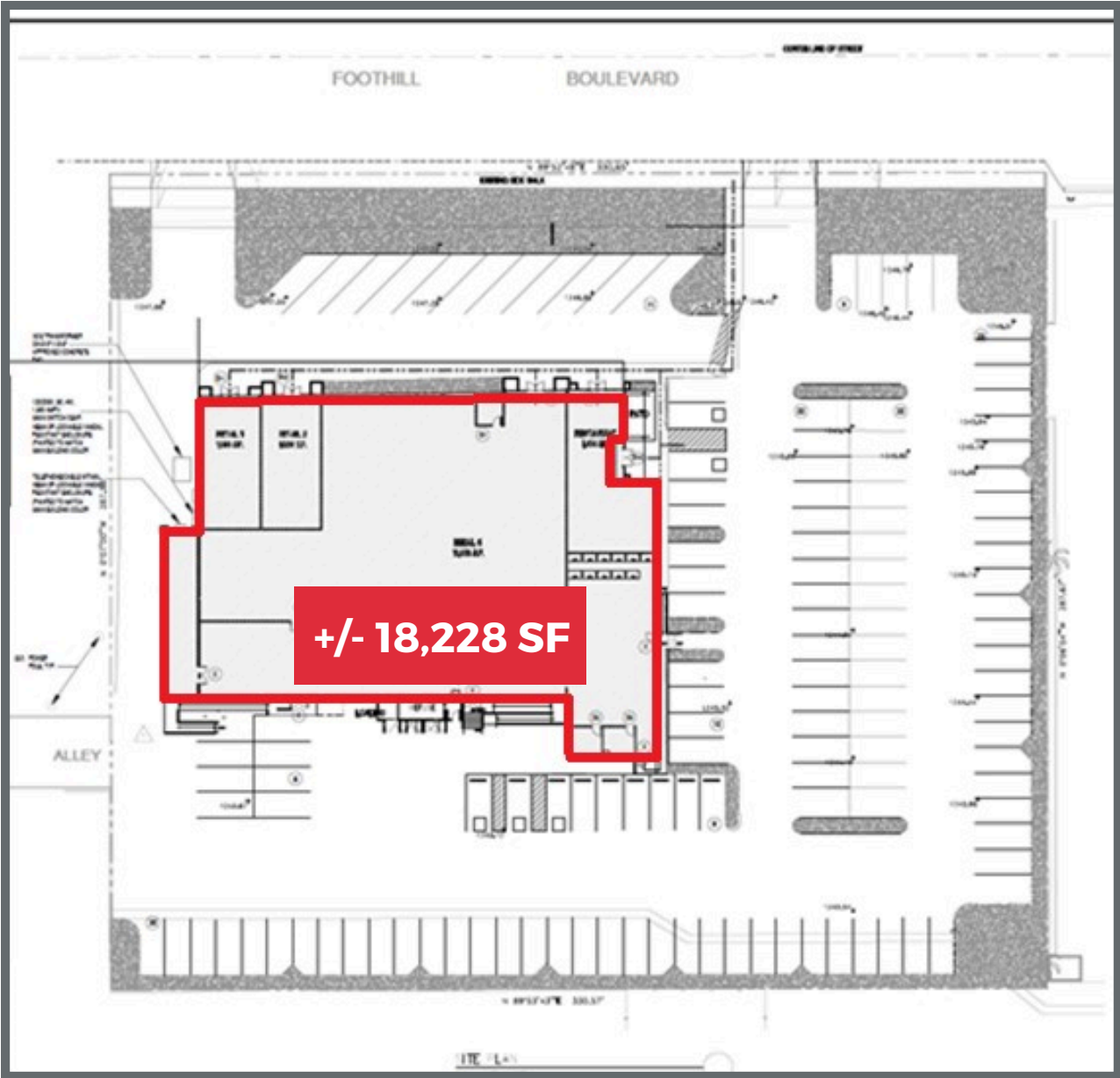
SYCAMORE AVE



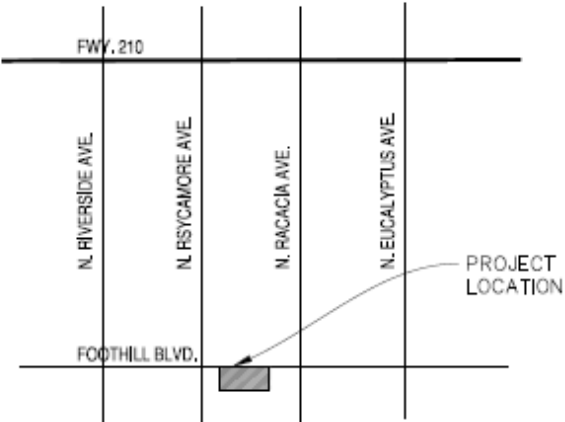
**OVER 28,000 VPD**



# SITEPLAN



## VICINITY MAP





### A Great Place to Work – Or Do Business

Retailers, restaurants and multinational corporations are flocking to Rialto, for our welcoming business climate, proximity to customers and supply chains, and our growing labor pool. Among our major employers: Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, Fed-Ex and Target Distribution. What many of them will tell you is that our cost of living and quality of life play a major role in attracting and retaining the best employees.

### All Roads Lead Here

Centrally located with convenient transit and freeway access, Rialto offers residents, businesses and commuters shorter travel times and direct connections to the region’s economic centers and world-class cultural, entertainment and recreational venues. Nearby Ontario International Airport has been named the fastest-growing U.S. airport for three years running, offering nonstop commercial jet service to 26 major airports in the U.S., Mexico and Asia.







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UPCOMING  
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FOOTHILL BLVD

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OVER 28,000 VPD





**CITY OF  
RIALTO**

## **About Us**

More than 100,000 people call Rialto home, and for good reason. Located in the heart of Southern California's Inland Empire – one of the nation's fastest growing population and economic centers – Rialto nonetheless has retained a small town atmosphere and a desirable quality of life other communities covet. Our diversity, sense of community, rich cultural assets, supportive business climate and commitment to the health and safety of all residents make Rialto an ideal community to live, work and play.

## **Rialto Is Family Friendly**

Affordable. Ethnically and culturally diverse. Safe. Southern Californians looking for an ideal family environment are turning to Rialto in growing numbers. According to 2019 Census data, 103,526 people live here, with nearly two-thirds of households owning their own homes. Average home prices in Rialto are 30% less than the state average – a value proposition that's hard to pass up for a city with so much to offer: Safe neighborhoods, parks to play in, quality schools and great community assets such as a city-owned Fitness and Aquatic Center, Performing Arts Theater, Senior Center and Community Center.

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## **Safe & Healthy**

Looking for a safe and healthy place to live? Our police department is one of the most progressive and innovative in the United States, featured in the New York Times and other national publications. Rialto Fire's EMS program is widely regarded as one of the best in the state, boasting a cardiac survivability rate that is seven times the national average. And our Healthy Communities program provides residents the opportunity to buy farm-fresh food at our City Hall Farmers Market every week.

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**RIALTO, CA 92376**

APN: 0130-051-28

Zoning:  
Commercial Pedestrian

**CONTACT:**

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RIALTO DEMOGRAPHICS	1 MILE	3 MILES
POPULATION	25,857	172,391
HOUSEHOLDS	6,596	43,583
MEDIAN AGE	32.2	32.1
MEDIAN HH INCOME	\$57,482	\$64,788
DAYTIME EMPLOYEES	4,842	29,348